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Karen A. Yarbrough
Cook County Clerk
Date: 02/10/2023 03:55 PM Pg: 1 of 4

THIS DOCUMENT PREPARED BY:

Vasili Liosatos
Kovitz Shifrin Nesbit
55 West Monroe, Ste. 2445
Chicago, Illinois 60603

Dec ID 20230201647535
ST/CO Stamp 0-563-722-064 ST Tax \$125.00 CO Tax \$62.50
City Stamp 0-678-147-920 City Tax: \$1,312.50

FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 1st day of Dec, 2022
by ACJC Management, LLC, an Illinois limited liability company ("Grantor"), having an address
of 6248 NUEVA ESPANA RD NW ALBUQUERQUE, NM 87114, to 3825 N PINE GROVE
LLC, an Illinois limited liability company ("Grantee"), having an address of 525 Quentin Road,
Palatine, IL 60067.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100
(\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt
whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND
CONVEY unto the Grantee, its successors and assigns, FOREVER, all the land, situated in the
City of Chicago, County of Cook, State of Illinois legally described on "Exhibit A" attached hereto
(hereinafter referred to as the "Premises"):

Common street address: 3825 N. Pine Grove, Unit 517 Chicago, IL 60613
Parcel Identification Number (PIN): 14-21-103-034-1038

together with all and singular the hereditaments and appurtenances thereunto belonging, or
in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues,
and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the
Grantor, either in law or equity, of, in and to the Premises, with the hereditaments and
appurtenances;

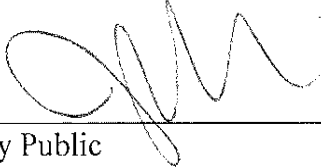
TO HAVE AND TO HOLD the Premises as above described, with the appurtenances, unto
the Grantee, its successors and assigns, that during the period that Grantor has owned title to the
Premises, it has not done or suffered to be done anything whereby the Premises hereby granted
are, or may be, in any manner encumbered or charged, except the following Title Exceptions:
covenants, conditions and restrictions of record which do not adversely affect the use of the
Premises as a condominium residence; public and utility easements of record which do not underlie
the improvements on the Premises and which are not violated thereby; and general and special real
estate taxes and assessments for tax years 2022 and subsequent years which are not yet due and
payable; and that subject to such Title Exceptions, the Grantor will warrant and forever defend the
Premises against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

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Remote Notarization Certification

I, JOSEPH W. KUHNEN, a notary in and for the County of COOK, State of Illinois, hereby certify that while I was physically present in the state of Illinois, John Cruickshank, Manager of ACJC Management, LLC (name/s of person/s), also physically present in the State of Illinois, appeared before me this day remotely, by use of communication technology which allowed the notary and the person(s) executing the document to communicate with each other simultaneously by audio-video communication; provided sufficient proof of his/her/their identity and signed the WARRANTY DEED (document) consisting of 3 pages, to which this Remote Notarization Certification page is attached to and made a part thereof.

Signed and Sworn to before me 12/1/2022.



Notary Public



Commission Expires:

(Seal)

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EXHIBIT A

LEGAL DESCRIPTION

THE LAND IS COMMONLY KNOWN AS:

UNIT NUMBER 517 IN HARVARD HOUSE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 10, 11, 12 AND THE NORTH 30 FEET OF LOT 13 IN BLOCK 4 IN PELEG HALL'S ADDITION TO CHICAGO IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25086543; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

3825 N. Pine Grove, Unit 517 Chicago, IL 60613

14-21-103-034-1088

MAIL AFTER RECORDING TO:

Field and Goldberg, LLC
Attn: Scott Weinstein
10 S. LaSalle Street, Ste. 2910
Chicago, IL, 60603

MAIL TAX BILLS TO:

3825 N PINE GROVE LLC
P.O Box 8
Deerfield, IL 60015